

Amendments to the Claims:

The following listing of claims will replace all prior versions, and listings, of claims in the application:

1.-74. (Canceled)

75. (Currently Amended) An information system for the delivery of real-estate related marketing and/or investment information to a plurality of users over a public network, the system comprising:

one or more databases embedded within a number of computer-readable storage mediums, the one or more databases containing records on a plurality of residential properties in a first geographic region, wherein each record of the one or more databases includes a first field containing an identifier of respective property and a second field containing an AVM value of each respective property, and wherein each AVM value of the plurality of properties is modified routinely and at a rate such that the AVM value reflects an estimate designed to be generally current based on changes in the relevant housing market of each property;

a query device coupled to the one or more databases, the query device being configured to perform AVM-related queries on the one or more databases;

a display device configured to provide display information based on one or more AVM queries of the query system; and

an input/output device coupled to the public network and configured to receive instruction and query terms from consumers using remote terminals for the query device, and further configured to provide display information to respective remote terminals based on queries results provided by the query device.

76. (Previously Presented) The information system of claim 75, wherein the query device is configured to perform a differential value search (DVS) on the one or more databases to produce a set of second properties, a differential value search (DVS) being a search based on a difference in value between a property's AVM value and an offer for sale value for the respective property.

77. (Currently Amended) The information system of claim 76, wherein the one or more databases further includes ~~a third field containing geographic location information for each respective property in the first geographic region, and wherein the display device is further configured to produce~~ first display information for at least a first remote terminal to enable the first remote terminal to render a map of a second geographic region within the first geographic region, the map including ~~at least one of an icon, an AVM value and a DVS value associated with at least one second property and spatially embedded within the map consistent with the respective geographic location information of the at least one second property.~~ one or more icons each associated with at least one second property and spatially located within the map consistent with the respective geographic location information of the at least one second property, the first display information also having an AVM value associated with at least one second property.

78. (Currently Amended) The information system of claim 76, wherein the one or more databases further includes a third field containing geographic location information for each respective property in the first geographic region, and wherein the display device is further configured to produce information for at least a first remote terminal to enable the first remote terminal to render a map of a second geographic region within the first geographic region, the map including ~~at least one of a respective icon, an AVM value and a DVS value for each of a plurality of second properties and spatially embedded within the map consistent with the respective geographic location information of each of the second properties.~~ a plurality of icons each associated with a second property within the second geographic region, and each icon spatially located within the map consistent with the respective geographic location information of the at least one second property, the report also having an AVM value associated with at least one second property.

79. (Canceled)

80. (Currently Amended) The information system of claim 76, wherein one or more databases contain records on at least one of:

a first set of properties that includes a majority of existing single-family dwellings in a county offered for sale;

a second set of properties that includes a majority of existing townhouses in a county offered for sale; and

a third set of properties that includes a majority of existing condominiums in a county offered for sale.

81. (Currently Amended) The information system of claim 76, wherein one or more databases contain records on at least one of:

a first set of properties that includes a majority of existing single-family dwellings in each of at least two counties offered for sale;

a second set of properties that includes a majority of existing townhouses in each of at least two counties offered for sale; and

a third set of properties that includes a majority of existing condominiums in each of at least two counties offered for sale.

82. (Previously Presented) The information system of claim 76, wherein one or more databases contain records on at least one of:

a first set of properties that includes a majority of existing single-family dwellings in each of at least two states offered for sale;

a second set of properties that includes a majority of existing townhouses in each of at least two states offered for sale; and

a third set of properties that includes a majority of existing condominiums in each of at least two states offered for sale.

83. (Currently Amended) The information system of claim 75, wherein the one or more databases further includes a third field containing geographic location information for each respective property in the first geographic region, and wherein the display device is further configured to produce information for at least a first remote terminal to enable the first remote terminal to render a map of a second geographic region within the first geographic region, the

map including at least an icon associated with a first property, ~~and at least one of an AVM value and a differential value search (DVS) value associated with the first property and being spatially embedded within the map consistent with the respective geographic location information for the first property, a DVS being a search based on a difference in value between a property's AVM value and an offer for sale value for the respective property.~~

84. (Canceled)

85. (Canceled)

86. (Previously Presented) The information system of claim 75, wherein the information system is configured to provide information to consumer terminals sufficient to produce maps of consumer-designated regions with each region containing a plurality of icons ~~AVM values~~ spatially located about the designated geographic region consistent with the actual geographic locations of their respective properties.

87. (Currently Amended) The information system of claim 86, wherein the query device is configured to perform a query based on a ~~hand-designated-graphic~~ user-designated region made against a map backdrop.

88. (Canceled)

89. (Canceled)

90. (Canceled)

91. (Canceled)

92. (Currently Amended) The information system of claim 75, wherein one or more databases contain records on ~~at least one of:~~

a first set of properties that includes a ~~majority~~ plurality of existing single-family dwellings in each of at least two counties;

a second set of properties that includes a ~~majority~~ plurality of existing townhouses in each of at least two counties; and

a third set of properties that includes a ~~majority~~ plurality of existing condominiums in each of at least two counties.

93. (Currently Amended) The information system of claim 75, wherein one or more databases contain records on ~~at least one of~~:

a first set of properties that includes a ~~majority~~ plurality of existing single-family dwellings in each of at least two states;

a second set of properties that includes a ~~majority~~ plurality of existing townhouses in each of at least two states; and

a third set of properties that includes a ~~majority~~ plurality of existing condominiums in each of at least two states.

94. (Previously Presented) The information system of claim 75, wherein the information system is configured to provide information to each remote terminal so as to enable them to display a measure of confidence as to the accuracy of a respective AVM value.

95. (Currently Amended) A method for the delivery of real-estate information to a plurality of users over a public network, the method comprising:

~~establishing-maintaining~~ one or more databases embedded within a number of computer-readable storage mediums, the one or more databases containing records on a plurality of residential properties in a first geographic region, wherein each record of the database includes a first field containing an identifier of each respective property and a second field containing an AVM value of each respective property;

routinely updating each AVM value at a rate such that the AVM value reflects an estimate designed to be generally current based on changes in the relevant housing market of each respective property;

receiving instructions from a consumer using a first terminal over the public network;
performing one or more AVM-related queries on the one or more databases based on the consumer instructions;
~~forming a set of display information based on an output of at least one of the one or more AVM-related queries;~~
~~providing the display information to the first terminal via the public network to enable the first terminal to render a display based on the display information.~~

96. (Previously Presented) The method of claim 95, wherein the step of performing AVM-related queries includes performing a differential value search (DVS) on the one or more databases to produce a set of second properties, a differential value search (DVS) being a search based on a difference in value between a property's AVM value and an offer for sale value for the respective property.

97. (Currently Amended) The method of claim 96, ~~wherein each AVM value is updated at an appreciable frequency so as to be an estimate reflecting constant changes in the relevant real estate market;~~ wherein the one or more databases contain records on:

a first set of properties that includes a majority of existing single-family dwellings in each of at least two counties offered for sale;

a second set of properties that includes a majority of existing townhouses in each of at least two counties offered for sale; and

a third set of properties that includes a majority of existing condominiums in each of at least two counties offered for sale.

98. (Currently Amended) The method of claim 96, 95, further comprising:
forming a set of display information based on an output of at least one of the one or more AVM-related queries; and
providing the display information to the first terminal via the public network to enable the first terminal to render a display based on the display information, wherein the step of providing display information includes providing information such that the remote terminal is enabled to

produce a map display with one or more icons spatially ~~embedded~~ located within the map display based on an actual location of a respective second property.

99. (Currently Amended) The method of claim 98, wherein the ~~map~~ display information further includes at least one of a respective AVM and DVS value for each second property.

100. (Currently Amended) The method of claim 96, wherein one or more databases contain records on ~~at least one of~~:

a first set of properties that includes a majority of existing single-family dwellings in a county offered for sale;

a second set of properties that includes a majority of existing townhouses in a county offered for sale; and

a third set of properties that includes a majority of existing condominiums in a county offered for sale.

101. (Currently Amended) The method of claim 95, ~~wherein each AVM value is updated at an appreciable frequency so as to be an estimate reflecting constant changes in the relevant real estate market;~~ wherein the one or more databases contain records on:

a first set of properties that includes a majority of existing single-family dwellings in each of at least two counties offered for sale;

a second set of properties that includes a majority of existing townhouses in each of at least two counties offered for sale; and

a third set of properties that includes a majority of existing condominiums in each of at least two counties offered for sale.

102. (Previously Presented) The method of claim 95, further comprising providing information to the first terminal so as to enable the first terminal to display a measure of confidence as to the accuracy of a respective AVM value.

103. (Currently Amended) The method of claim 95, wherein forming a set of display information includes forming information sufficient for the first terminal to render a map of a second geographic region within the first geographic region, the map including at least ~~one of an icon, an AVM value and a DVS value~~ an icon associated with at least one property ~~and spatially embedded with the icon being spatially located~~ within the map consistent with the respective geographic location information of the at least one property.

104. (Canceled)

105. (Currently Amended) The method of claim 95, wherein the received query instructions are produced using software that enabled a user of the first terminal to ~~hand-~~ designate a geographic region using a map backdrop, and wherein the step of performing one or more AVM-related queries uses the hand-designated geographic region as query input.

106. (Canceled)

107. (Previously Presented) The method of claim 95, further comprising providing a measure of confidence as to the accuracy of a respective AVM value to the first terminal.

108. (Canceled)

109. (Canceled)

110. (Canceled)

111. (Canceled)

112. (New) An information system for the delivery of real-estate related marketing and/or investment information to a plurality of users over a public network, the system comprising:

one or more databases embedded within a number of computer-readable storage mediums, the one or more databases containing records on a plurality of residential properties in a first geographic region, wherein each record of the one or more databases includes a first field

containing an identifier of respective property and a second field containing an AVM value of each respective property;

an AVM value generating device that routinely provides updated AVM values at a rate to allow each AVM value of the plurality of properties to be routinely modified such that the AVM value reflects an estimate designed to be generally current based on changes in the relevant housing market of each property;

a query device coupled to the one or more databases, wherein the query device is configured to perform a differential value search (DVS) on the one or more databases to produce a set of second properties, a differential value search (DVS) being a search based on a difference in value between a property's AVM value and an offer for sale value for the respective property.

a display device configured to provide display information based on one or more AVM queries of the query system; and

an input/output device coupled to the public network and configured to receive instruction and query terms from consumers using remote terminals for the query device, and further configured to provide display information to respective remote terminals based on query results provided by the query device.